

**FILED**

1 Department of Real Estate  
320 West Fourth Street, Ste. 350  
2 Los Angeles, California 90013

OCT 24 2012

3 Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE  
BY: James B. Dixon

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To: DEPENDABLE INVESTMENTS & ) No. H-38494 LA  
12 OPTIONS INC, JOSE NELSON SOLIS) )  
13 dba The Root of Knowledge ) ORDER TO DESIST  
14 Foundation and VANDY NEAK TITH) AND REFRAIN  
15 )  
16 \_\_\_\_\_ ) (B&P Code Section 10086)

15 The Commissioner ("Commissioner") of the California  
16 Department of Real Estate ("Department") caused an investigation  
17 to be made of the activities of DEPENDABLE INVESTMENTS & OPTIONS  
18 INC ("DEPENDABLE"), JOSE NELSON SOLIS ("SOLIS") and VANDY NEAK  
19 TITH ("TITH"), and has determined that DEPENDABLE, SOLIS and TITH  
20 have engaged in or are engaging in acts or practices constituting  
21 violations of the California Business and Professions Code  
22 ("Code"), including engaging in the business of, acting in the  
23 capacity of, advertising, or assuming to act, as real estate  
24 brokers in the State of California within the meaning of Section  
25 10131(d) (performing services in connection with loans) and  
26 Section 10131.2 (claiming advance fees in connection with a  
27

1 loan). Based on the findings of that investigation, as set forth  
2 below, the Commissioner hereby issues the following Findings of  
3 Fact and Desist and Refrain Order pursuant to Section 10086 of  
4 the Code.

5 FINDINGS OF FACT

6 1. DEPENDABLE was licensed as a real estate  
7 corporation at all relevant times herein. However, DEPENDABLE  
8 did not have a licensed broker-officer at any relevant time  
9 herein. DEPENDABLE was last licensed under a broker-officer on  
10 November 16, 2009.

11 2. SOLIS was registered with the California  
12 Secretary of State as the Principal Executive and Agent for  
13 Service of Process for DEPENDABLE on May 12, 2009.

14 3. SOLIS had a real estate salesperson license, which  
15 was revoked on April 30, 2009. SOLIS was not licensed by the  
16 Department at any relevant time herein.

17 4. On September 21, 2010, SOLIS filed a Fictitious  
18 Business Name Statement with the Los Angeles Registrar-  
19 Recorder/County Clerk, naming SOLIS as the registrant for "The  
20 Root of Knowledge Foundation."

21 5. TITH is not now, not has he ever been, licensed by  
22 the Department in any capacity.

23 6. At the times set forth below, DEPENDABLE, SOLIS  
24 and TITH engaged in the business of, acted in the capacity of,  
25 or advertised a mortgage loan service and advance fee brokerage,  
26 offering to perform and performing services with respect to  
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1 loans secured by liens on real property for compensation or in  
2 expectation of compensation and for fees often collected in  
3 advance of the transaction.

4 Jaime A. Transaction

5 7. On September 30, 2010, Jaime A. entered into an  
6 agreement authorizing TITH to negotiate with Jaime A's lender  
7 regarding Jaime A's home mortgage loan. On September 23, 2010,  
8 Jaime A. also signed an authorization for his lender to release  
9 information to The Root of Knowledge Foundation. Between  
10 September 23, 2010 and October 8, 2010, Jaime A. issued \$10,000  
11 to the Root of Knowledge Foundation as advance fees for the  
12 negotiation of a modification of his home loan.

13 Eswin D. Transaction

14 8. Between June 17, 2010 and October 25, 2010, Eswin  
15 D. issued \$13,000 to the Root of Knowledge Foundation as advance  
16 fees for the negotiation of a modification of his home loan.

17 Jorge A. Transaction

18 9. Between September 13, 2010 and October 14, 2010,  
19 Jorge A. issued \$12,000 to the DEPENDABLE as advance fees for  
20 the negotiation of a modification of his home loan. On October  
21 14, 2010, Jorge A. signed an authorization for his lender to  
22 release information to The Root of Knowledge Foundation. TITH  
23 also engaged in negotiation with Jorge A's lender as part of  
24 this transaction.

25 Jose G. Transaction

26 10. On September 3, 2010, Jose G. authorized TITH to  
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1 negotiate with Jose G's lender regarding Jose G's home mortgage  
2 loan. Between October 2, 2010 and December 24, 2010, Jose G.  
3 paid \$9,000 to the Root of Knowledge Foundation as advance fees  
4 for the negotiation of a modification of his home loan.

5 Natividad C. Transaction

6 11. On September 13, 2010, Natividad C. authorized  
7 TITH to negotiate with Natividad C's lender regarding Natividad  
8 C's home mortgage loan. Between September 13, 2010 and October  
9 4, 2010, Natividad C. paid \$12,000 to DEPENDABLE as advance fees  
10 for the negotiation of a modification of his home loan.

11 Ana H. Transaction

12 12. Between October 8, 2010 and December 20, 2010,  
13 Ana H. paid \$11,500 to the Root of Knowledge Foundation as  
14 advance fees for the negotiation of a modification of her home  
15 loan.

16 Gregorio D. Transaction

17 13. On October 20, 2010 Gregorio D. paid \$1,000 to  
18 DEPENDABLE as advance fees for the negotiation of a modification  
19 of her home loan.  
20

21 CONCLUSIONS OF LAW

22 14. Based on the information contained above,  
23 DEPENDABLE, SOLIS and TITH negotiated loans or collected advance  
24 fees or performed services for borrowers, activities which  
25 require a broker license under the provisions of Code Sections  
26 10131(d) and 10131.2 during a period of time when none of them  
27 were licensed by the Department as a real estate broker, in

1 violation of Code Section 10130.

2 DESIST AND REFRAIN ORDER

3 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW  
4 stated herein, it is hereby ordered that DEPENDABLE INVESTMENTS  
5 & OPTIONS INC, JOSE NELSON SOLIS and VANDY NEAK TITH, whether  
6 doing business under their own names, or any other names, or any  
7 fictitious name, ARE HEREBY ORDERED to immediately desist and  
8 refrain from performing any acts within the State of California  
9 for which a real estate broker license is required. In  
10 particular each of them is ORDERED TO DESIST AND REFRAIN from  
11 charging, demanding, claiming, collecting and/or receiving  
12 advance fees, as that term is defined in Section 10026 of the  
13 Code, for any other real estate related services offered by them  
14 to others.

15 DATED: 8/10/2012

16  
17 REAL ESTATE COMMISSIONER

18  
19 BY: 

20 By WAYNE S. BELL  
21 Chief Counsel

22 **Notice:** Business and Professions Code Section 10139 provides  
23 that "Any person acting as a real estate broker or real estate  
24 salesperson without a license or who advertises using words  
25 indicating that he or she is a real estate broker without being  
26 so licensed shall be guilty of a public offense punishable by a  
27 fine not exceeding twenty thousand dollars (\$20,000), or by  
imprisonment in the county jail for a term not to exceed six  
months, or by both fine and imprisonment; or if a corporation, be  
punished by a fine not exceeding sixty thousand dollars  
(\$60,000)."

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cc: DEPENDABLE INVESTMENTS & OPTIONS INC.  
8211 E. Firestone Boulevard  
Downey, CA 90241

JOSE NELSON SOLIS  
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West Covina, CA 91790

VANDY NEAK TITH  
12025 Roseton Avenue  
Norwalk, CA 90560